

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JUNE 10, 2019**

PRESENT:

Commissioners:

Todd Thorne
Jan Young
Richard Root
Nancy Bentley

Sherrie Gordon, City Recorder

EXCUSED: Commissioner Sacco, Commissioner Evans, Commissioner Beacco, Commissioner Powell-Alternate, Commissioner Holt-Alternate, and Nick Tatton-Community Director/Human Resources Director

OTHERS PRESENT: Mikaleen Mellor and Boyd Marsing

1. Chairman Young called the meeting to order at 5:01 P.M. She led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. SAFETY SECONDS – Chairman Young stated June, July and August are the summer “orange cone months”. Be cautious of all orange road signs and orange cones during these months. Obey all road signs. Plan on extra time to reach your destination during this season. Also, Price City is resurfacing some streets. Drive slow over the rock chips and be careful. Be sure and watch out for others on the road.
4. MINUTES OF March 25, 2019
MOTION. Commissioners Bentley moved to approve the minutes for March 25, 2019. Motion seconded by Commissioner Thorne and carried.
5. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any item.
6. CONDITIONAL USE PERMIT
 - a. ESTABLISHMENT OF RESIDENTIAL LAND USE - Consideration and possible approval of a Conditional Use Permit to establish limited residential land use at 854/856 E 100 N within the Commercial 1 (C-1) zoning district, Mikaleen Mellor.
A Conditional Use Permit (CUP) application submitted by Mikaleen Mellor to establish a residential land use at 854/856 E 100 N within the Commercial 1 (C-1) zoning district. The structure has been recently remodeled to accommodate limited residential land use. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code), the specific land use evaluation criteria/land use checklist is identified in Section 11.1.m of the Code. The land use applied for, residential use, is generally identified in Section 11.3.2 of the Code and is a conditional use. Specifically, Section 11.3.2.1.3.1 of the Code contemplates “individual single or multi-family dwellings and mixed use residential component of development and related accessory uses” as an available conditional use.
The Commissioners discussed the CUP in detail with the applicant. Chairman Young read aloud the following conditions of approval:
 - Maintain garbage can capacity and service frequency in such a manner to accommodate all building occupancy and prevent accumulations of garbage, rubbish or debris and wind scatter of garbage, rubbish or debris finding that controlled, serviced and maintained garbage service protects the community aesthetic.
 - Maintain exterior building lighting such that all parking areas are lit during dark hours finding that lit parking areas mitigate the potential for vehicle and pedestrian accidents. Exterior lighting to be high efficiency LED fixtures.
 - Maintain a minimum of five (5) striped and identified off street parking locations for the building finding that properly identified off street parking mitigates the potential for vehicle and pedestrian accidents and is consistent with off street parking requirements identified in Chapter six (6) of the Code. Must include ADA accessible spaces as necessary.
 - Building access for residents and visitors from 100 North Street only finding that controlled ingress-egress mitigates the potential for vehicle and pedestrian accidents.
 - Installation of any signage must be submitted to the Price City Planning Department prior to installation for Code compliance review and approval finding that properly reviewed and approved signage is required by the Code.
 - Residential occupancy of the structure limited to the following types: (1) Live-Work units. Limited to the safe occupancy limit of the structure and Code and/or official restrictions: Fire rating between floors; same occupant 50% personal use. (2) Long-term residential occupancy. May limit commercial occupancy and land uses.
 - Other commercial, industrial land uses including residential type and uses not specifically identified herein as authorized are restricted. Those land uses include, but are not limited to: Hotel, tourist courts and motels. Rooming or boarding house. Religious quarters. Large residential facility (group home). Small residential facility (group home). Adult daycare facility. Assisted living facility. Non-residential treatment facility. Protective housing facility. Shelter for the homeless.

- Safety inspection of the structure by the Price City Building Inspector and Price City Fire Chief and compliance with all safety recommendations and requirements stemming from the inspection finding that safety inspected structures protect the health, safety and welfare of the community.
- Renovation of the structure under the auspices of a Price City Building Permit and inspection to mitigate conflicts between commercial occupancies and residential occupancies.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures protect area property values and improve the community aesthetic.

ACCEPTANCE: The applicant acknowledged that she is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Root moved to recommend final approval a Conditional Use Permit to establish a limited residential land use at 854/856 E 100 N within the Commercial 1 (C-1) zoning district. Motion seconded by Commissioner Thorne and carried.

7. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 5:20 p.m. pursuant to a motion by Commissioner Thorne. Motion seconded by Commissioner Root and carried.

APPROVED: _____
Chairman, Jan Young

ATTEST: _____
City Recorder, Sherrie Gordon